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PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 11, 2024

Dan DeMeno, Manager
Worcester Township
1721 South Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Re: MCPC #24-0202-002
Plan Name: 1205 Hollow Road
(3 lots comprising approx. 9.53 acres)
Situate: Hollow Road and Slough Drive
Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 4, 2024. We forward this letter as a report of our review and recommendations.

BACKGROUND

The Applicant, Dr. Bradley Wangia, PhD, has submitted a preliminary plan proposing the subdivision and development of a 9.53-acre residential tract with one single-family dwelling into two additional single-family lots, totaling three lots in the AGR Agricultural Zoning District. The existing dwelling with a barn outbuilding will be subdivided into a new 2.48-acre parcel, whereas the two new lots will be 2.8 acres and 3.9 acres, respectively. The development will be served by private wells and on-lot septic systems. This is a resubmission of a previously plan, which was reviewed by our office in a letter dated October 21, 2024.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, Montgomery County's Comprehensive Plan, identifies the Future Land Use of the tract in question as 'Rural Resource Area,' which is appropriate for both scattered single-family residential and low-density residential development, generally. As this is what is envisioned in this development, this proposal appears consistent with the Comprehensive Plan. The Future Land Use Map of Worcester Townships' 2008 Comprehensive Plan identifies the general area of this development as 'Countryside;' this residential development appears consistent with that designation.

RECOMMENDATION AND CONCLUSION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal without further comment, as all of our previous comments from our previous letter appear to have bee satisfactorily addressed.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (*#24-0202-002*) on any plans submitted for final recording.

Sincerely,



Brian J. Olszak, Principal Trails & Open Space Planner
brian.olszak@montgomerycountypa.gov - 610-278-3737

c: All County and Associates, Inc., Applicant’s Representative
Christian Jones, Assistant Township Manager
Jessica Buck, Jessica Buck, District Manager, MCCD

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant’s Proposed Site Plan

ATTACHMENT A: AERIAL



1205 Hollow Road
MCPC#240202001

Montgomery County Planning Commission

0 50 100 200 Feet

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ATTACHMENT B: SITE PLAN

